

Dennis Rousseau Sanders and wife, Deborah Gail Sanders
GRANTORS

BOOK 266 PAGE 673

A S S U M P T I O N
W A R R A N T Y

TO

D E E D

David Roberds and wife, Charlotte Roberds
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Dennis Rousseau Sanders and wife, Deborah Gail Sanders, do hereby sell, convey, and warrant unto David Roberds and wife, Charlotte Roberds, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

1 1/4 acres in the Northwest Quarter of the Northwest Quarter of Section 18, Township 2, Range 7 described as BEGINNING at a stake on the west line of said Section 18, a distance of 880 feet south of the northwest corner of said Section (which point is the southwest corner of the 13 1/3 acre tract conveyed to Mrs. Grace B. King by deed in Book 39, page 46); thence east parallel with the north line of said Section 190 feet to a stake; thence south parallel with the west line of said Section 210 feet to a stake; thence west 40 feet to a stake; thence south 100 feet to a stake; thence west 150 feet to a stake in the west line of said Section; thence north with the Section line 310 feet to the point of beginning, and being part of the same land conveyed to Mrs. Susan B. McDonald by deed in Book 39, Page 48.

INDEXING INSTRUCTION: PART OF NW 1/4 OF NW 1/4, SECTION 18, TOWNSHIP 2, RANGE 7, DESOTO COUNTY, MISSISSIPPI.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

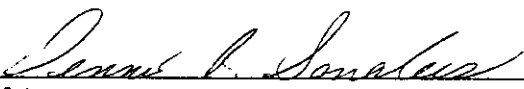
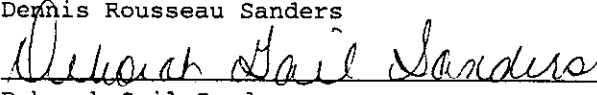
Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated August 31, 1988, executed by Dennis Rousseau Sanders and wife, Deborah Gail Sanders, in favor of Bank of Mississippi, recorded in Book 448, Page 203, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of TWENTY SEVEN THOUSAND NINE HUNDRED NINETY FIVE & 36/100 Dollars (\$27,995.36), and the Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors over and assign unto the Grantees without charge all escrow funds now held by Bank of Mississippi in connection with loan made by same on the above described property.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

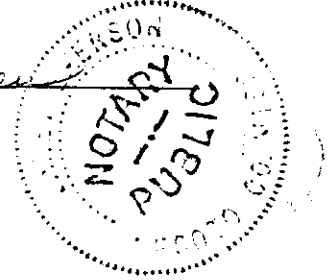
WITNESS OUR SIGNATURES, this the 25th day of January, 1994.


Dennis Rousseau Sanders

Deborah Gail Sanders

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 25th day of January, 1994, within my jurisdiction, the within named Dennis Rousseau Sanders and wife, Deborah Gail Sanders, who acknowledged that they executed the above foregoing instrument.

Janet Emerson
Notary Public



My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Sept. 26, 1997.
~~EXPIRES: Sept. 26, 1997.~~

GRANTOR'S ADDRESS:

Route 1 Box 86
Enid, MS 38927
Work Phone #: 601/647-5513
Home Phone #: SAME

GRANTEE'S ADDRESS:

53 College Road
Nesbit, MS 38651
Work Phone #: 901/345-5825
Home Phone #: 601/429-2702

THIS INSTRUMENT PREPARED BY:

Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 3944R0

STATE MS.-DESOTO CO.
FILED
JAN 26 1 26 PM '94
BK 266 PG 673
W.E. DAVIS CH. CLK.
by n. Graham sec.